

Washed to
Mrs. Seaver for Loan
9-13-77

PURCHASE MONEY

DEED OF TRUST

THIS DEED OF TRUST is made this 26th day of August, 1977, among the Grantor, WILLIAM L. MAYHEW, SR. and MARY A. MAYHEW, his wife (herein "Borrower"), Arthur J. Phelan, Jr. and Jeffrey R. Scholz (herein "Trustee"), and the Beneficiary, GOVERNMENT SERVICES SAVINGS & LOAN, INC. a stock corporation, a corporation organized and existing under the laws of Maryland, whose address is 7200 Wisconsin Avenue, Bethesda, Maryland 20014 (herein "Lender").

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of Frederick, State of Maryland:

Located in the Frederick Election District, and more fully described as follows:

BEING known and designated as Lot 6, Block A on a plat entitled "Section 1, Willowcrest Subdivision", recorded among the Plat Records of Frederick County in Plat Book 10, folio 133.

BEING all and the same real estate which was conveyed unto William L. Mayhew, Sr. and Mary A. Mayhew, his wife, by Willowdale Associates, Inc., a body corporate of the State of Maryland, by deed of even date herewith and intended to be recorded among the Land Records of Frederick County immediately prior hereto.

which has the address of 12 Vienna Court, Frederick, Maryland, 21701 (herein "Property Address");
(Street) (City) (State and Zip Code)

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property";

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by Borrower's note dated August 26, 1977 (herein "Note"), in the principal sum of THIRTY-SEVEN THOUSAND SIX HUNDRED and 00/100 (\$37,600.00) Dollars, with interest thereon, providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2007; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; and the performance of the covenants and agreements of Borrower herein contained; and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances").

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

17.00
Filed June 19, 1984